067.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	718,700	/	718,700
USE VALUE:	718,700	/	718,700
ASSESSED:	718,700	/	718,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		MONTROSE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWNING EUGENE W JR-DONNA K
Owner 2:	
Owner 3:	
Street 1:	5 MONTROSE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,631 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6631.000	285,400		433,300	718,700
Total Card	0.152	285,400		433,300	718,700
Total Parcel	0.152	285,400		433,300	718,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.49 | /Parcel: 388.4

Legal Description

User Acct
42769
GIS Ref
GIS Ref
Insp Date
10/11/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.0-0002-0003.0

!5717!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,500	0	6,631.	433,300	718,800	718,800	Year End Roll	12/18/2019
2019	101	FV	221,300	0	6,631.	402,300	623,600	623,600	Year End Roll	1/3/2019
2018	101	FV	221,300	0	6,631.	402,300	623,600	623,600	Year End Roll	12/20/2017
2017	101	FV	221,300	0	6,631.	352,800	574,100	574,100	Year End Roll	1/3/2017
2016	101	FV	221,300	0	6,631.	321,800	543,100	543,100	Year End	1/4/2016
2015	101	FV	212,600	0	6,631.	284,700	497,300	497,300	Year End Roll	12/11/2014
2014	101	FV	212,600	0	6,631.	269,200	481,800	481,800	Year End Roll	12/16/2013
2013	101	FV	212,600	0	6,631.	256,200	468,800	468,800		12/13/2012

PRINT

Date	Time
12/10/20	20:33:49

LAST REV

Date	Time
12/01/20	14:29:12
mmcmakin	

USER DEFINED

Prior Id # 1:	42769
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5717

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18559-12		9/1/1987		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2015	598	Heat App	1,000		6/2/2015			Replace air handle
9/22/2010	2035	Manual	5,840					

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Meas/Inspect	BS	Barbara S
12/12/2008	Meas/Inspect	345	PATRIOT
4/19/2000	Inspected	270	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6631		Sq. Ft.	Site		0	70.	0.93	12									433,252						433,300	

Total AC/HA:	0.15223	Total SF/SM:	6631	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	433,252	Spl Credit		Total:	433,300

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34999990
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	74000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413642
Depreciation:	128229
Depreciated Total:	285413

COMMENTS

OF=SHOWER IN FBTH & SINK IN BMT. SUMP PUMPS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

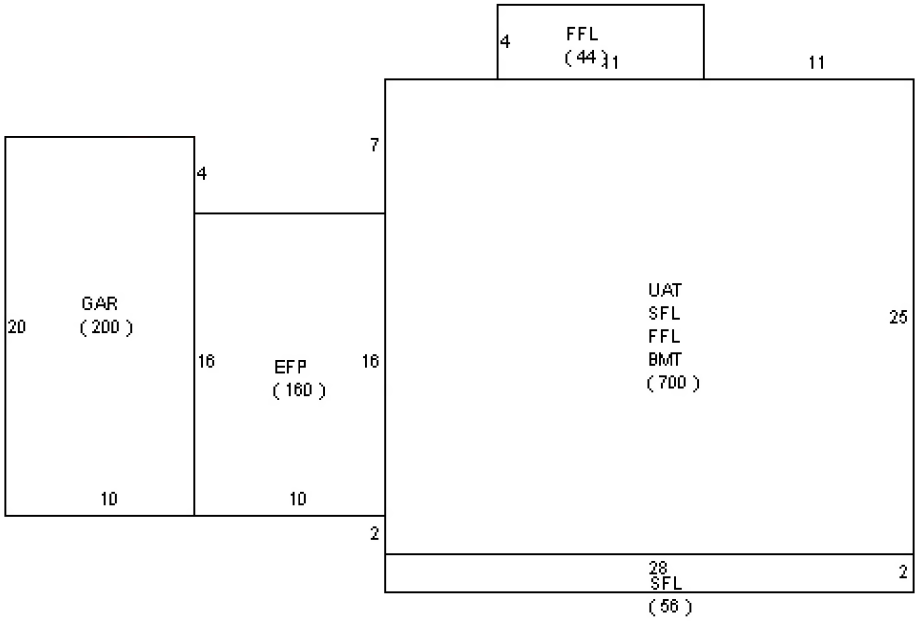
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	104.35
Final Total:	285400	Val/Su SzAd	190.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	756	180.410	136,390
FFL	First Floor	744	180.410	134,225
BMT	Basement	700	62.780	43,948
GAR	Garage	200	27.220	5,444
UAT	Upper Attic	175	72.160	12,629
EFP	Enclos Porch	160	43.790	7,007

Net Sketched Area:	2,735			Total:	339,643
Size Ad	1500	Gross Are	3260	FinArea	1850

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: